

***Affordable Workforce Housing Implementation Taskforce
Recommendations
November 27, 2006***

Affordable Workforce Housing: is defined as 1) rental housing that is affordable to residents whose income is no greater than 60% of the Atlanta metropolitan statistical area median income; or 2) homeownership opportunities provided for persons whose incomes are no greater than 100% of the Atlanta metropolitan statistical area median income.

Targeted Programs: The proposed affordable workforce housing definition should be applicable for all City controlled programs i.e. Tax Allocation Districts (TAD), Urban Enterprise Zone (UEZ), Opportunity Bond.

Housing Opportunity Bond

A bond allocation of \$75 million for the purpose of providing affordable workforce housing development opportunities and mortgage assistance. Program funds will be utilized for rental and homeownership opportunities.

Participants: City of Atlanta, Atlanta Housing Authority, and the Urban Residential Finance Authority

Implementation Timeline: 1st Quarter 2007

Inclusionary Zoning

A voluntary program created to encourage the development of affordable workforce housing in residential developments. Participants in the program will benefit from density bonuses and permitting fee reductions.

Density Bonus: 20% density bonus in the number of units proposed, with a 10% affordability requirement applying to all units within the development.

Additional Incentives: 25% reduction in permitting fees for participating projects.

Participants: Bureau of Planning, Bureau of Housing, Bureau of Buildings

Implementation Timeline: 1st Quarter 2007

Land Assemblage Program

A partnership with the Enterprise Foundation that will create a land acquisition fund to assist non-profit developers with acquiring property for housing development.

Participants: City of Atlanta, Enterprise Foundation, ACoRA

Implementation Timeline: 2nd Quarter 2007

2005-2006 Affordable Workforce Implementation Task Force

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2002 Mayor's Housing Task Force

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